

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, July 21, 2010

Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall

Time: 9:00 AM

9:00 a.m.

Our Lady of Mount Carmel (OLMC) Matthew 25 Center

The applicant seeks the following special use amendment approval:

Docket No. 10060008 SUA Appendix A: Use Table; New Building for Existing Use

The site is located at 14598 Oakridge Road on 11.04 acres and is zoned S-2/ Residential.

Filed by Paul Reis of Krieg Devault and Glen Ritchey of Our Lady of Mount Carmel.

TABLED

9:15 a.m.

Docket No. 10060012 DP/ADLS: 116th Street Centre PUD Apartment Homes

The applicant seeks site plan and design approval for a 195-unit apartment home community with clubhouse on 6.9 acres±. The site is located at the northeast corner of 116th St. & College Ave, and is zoned PUD/Planned Unit Development. Filed by Todd May of J.C. Hart Company, Inc

Todd May with JC Hart, Randy Sherman with Weaver Sherman Design and Ed Fleming with Weihe Engineering were present. Petitioner is seeking approval for a 195 unit apartment community at the corner of 116th Street and College Avenue. 6.75 acres was approved for Planned Unit Development (PUD) and now amended to allow for apartment use. Construction is planned to start end of 2010 with one continuous build phase and to be finished within approx. 20-22 months with First available unit in Summer 2011.

Joanie Clark-Vectren Energy

Petitioner will need gas services, Passed out application and contact information

Greg Hoyes-Hamilton County Surveyor Office

Sent letter to Ed Fleming-revise some drainage calculations and need outlet permits

Nick Redden-Carmel Engineering

Sent letter to Ed Fleming, no additional comments

Sue Macki-Carmel Utilities

Petitioner plans to have irrigation system installed, Sue handed out requests for type of irrigation and contact information

Shirley Hunter-Duke Energy

Handed out service request information and contact information

Still reviewing file (already has auto CAD file)

- May have power line issue, researching easement area, "old" line should be in City Right of Way(not an easement) due to an emergency install

- If need install of cable cut or switch gear, Utility easement will be required

Chris Ellison-Carmel Fire Department

Sent Ed Fleming email, suggested to set up a separate meeting to discuss

In more detail

Ryan Hartman-Clay Twp. Regional Waste

Sent Ed Fleming letter

Buildings being constructed all at once how plan to pay connection fees?

-Todd May feels already paid availability fee all at once but will pay the actual physical connection fee as needed

Daren Mindham- DOCS-Environmental Planner

Sent review letter, waiting on response

David Littlejohn-DOCS-Alternative Transportation

Sent review letter, no additional comments

Petitioner asked if sidewalks can be kept at 4 feet or do they have to change it to required 5 feet

-Minimum requirement is 5 feet sidewalk even if private road

-Petitioner would like to keep at 4 feet due to green space and tightness of the site (maybe 5 ft. on outer edge and 4 ft. for internal walks)
Suggested to contact City Engineering Department, May need to file variance

Bicycle parking

20 bike lockers will be located on frontage of College Avenue

Bike racks will be placed all through out community

Required bikes spots = 65 (195 unites, 1 rack per 3 units)

15 racks = 30 spots, 20 lockers = 50 spots and 122 garages will be available (which can store a bicycle)

Angie Conn-DOCS

Sent review letter, waiting on response

Christine Barton-Holmes-DOCS

Requested a list of sustainable elements going in buildings

Petitioner working on list and will provide at a later time

END

9:20 a.m.

Docket No. 10070002 SUA: Korean Presbyterian Church

The applicant seeks special use amendment approval for a building addition at 1020 E. 101st St. The site is zoned R-1/Residence within the Home Place District Overlay Zone. Filed by Adam Dehart of Keeler Webb Associates.

Kerry Wagoner with Nazareth Building Services and Adam DeHart with Keeler Webb were present. Petitioner is requesting approval to build approx. 6,900 square feet addition to existing Christian worship center. Minor site modifications (landscaping, sidewalks, trash dumpster) will be completed to bring site into compliance. New addition will be for a new lobby and fellowship hall. Existing building will be renovated for a youth worship center. Already filed for special use with Board of Zoning Appeals (BZA) and is scheduled for the August 23, 2010 meeting.

Joanie Clark-Vectren Energy

Gas services already on site, may need upgraded, handed out contact information

Greg Hoyes-Hamilton County Surveyor Office

Sent letter to Adam DeHart-

Property is located unincorporated Hamilton County area

(Lake is in City of Carmel, rest of site is in Hamilton County)

Drainage - existing lake can handle additional run off

Erosion Control (since less than an acre, Rule 5 permit is not needed) work with Bob Thompson at Hamilton County Surveyor Office

Nick Redden-Carmel Engineering

Outside of jurisdiction area, No comments

Nick to follow up with Gary Duncan regarding southwest corner of property
(Proposed update to Thoroughfare plan shows a future road connection on
College to Westfield Blvd. and will “clip” the southwest corner of the
property. Will the City of Carmel require a Right of Way for building of
roads/sidewalks/etc.)

Sue Macki-Carmel Utilities

No plans to have irrigation system installed, No comments

Shirley Hunter-Duke Energy

Handed out service request information and contact information

Petitioner asked availability of 3-phase services

Shirley will need to review further (currently there are no 3-phase services
located anywhere near site)

Chris Ellison-Carmel Fire Department

Spoke to Adam DeHart, Chris suggested to set up a separate meeting along with the
Architect, Stu, to discuss some items in more detail

-Site may need some modifications regarding fire vehicle access 150 feet
away from building to allow for fire equipment

Ryan Hartman-Clay Twp. Regional Waste

Sent questions to Adam DeHart

-Plan to add approx. 100 extra seats may require an additional consumption
Permit fee

Petitioner feels this may have already been taken care of

-Existing Kitchen will be renovated and may need a grease inceptor/grease
Trap

Petitioner plans to install a 35 gallon trap

Daren Mindham- DOCS-Environmental Planner

Received response from Adam DeHart

-Made some small changes to landscape plans regarding
Plant detail, not stated in ordinance or required but highly recommended

David Littlejohn-DOCS-Alternative Transportation

Sent comment letter, no further comments

Angie Conn-DOCS

No comments

Christine Barton-Holmes-DOCS

Sending comment letter later today (July 21st)

END